



## SANDY SPRINGS

GEORGIA

### P&Z STAFF REPORT

Planning Commission Meeting, September 24, 2019

Case: **CA19-0001 – 230 Windsor Parkway**  
Staff Contact: Madalyn Smith (madalyn.smith@sandyspringsga.gov)  
Report Date: September 6, 2019

#### REQUEST

Request for a **Comprehensive Plan Character Area Map Amendment** from Neighborhood Village to Commercial/Mixed Use.

#### APPLICANT

Property Owner: Paul Brown	Petitioner: Matt Bowman	Representative: N/A
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#### SUMMARY

The applicant requests a **Comprehensive Plan Character Area Map Amendment** from Neighborhood Village to Commercial/Mixed Use for the proposed parcel at the corner of Roswell Road and Windsor Parkway

#### RECOMMENDATION

##### Department of Community Development

Staff recommends approval of **Comprehensive Plan Character Area Map Amendment** CA19-0001.

#### MATERIALS SUBMITTED AND REVIEWED

1. Application, submitted July 2, 2019

#### PROPERTY INFORMATION

Location:	230 Windsor Parkway Parcel # 17 009400010729
Council District:	5 – Tibby DeJulio
Road frontage:	Approximately 130 feet of frontage on Roswell Road Approximately 340 feet of frontage on Windsor Parkway
Acreage:	Approximately 1.56 acres
Current Zoning:	ON-3 (Office Neighborhood, maximum height 3 stories)
Existing Land Use:	Animal Care
Previous Zoning Cases:	RZ12-007
Character Area:	Neighborhood Village

Environmental Constrains:	Nancy Creek Declared Sensitive Area
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<b>PROCESS</b>			
Initial Community Meeting (CMI): June 5, 2019	Second Community Meeting (CMII): July 31, 2019	Planning Commission Hearing: September 24, 2019	Mayor and City Council Hearing: October 15, 2019

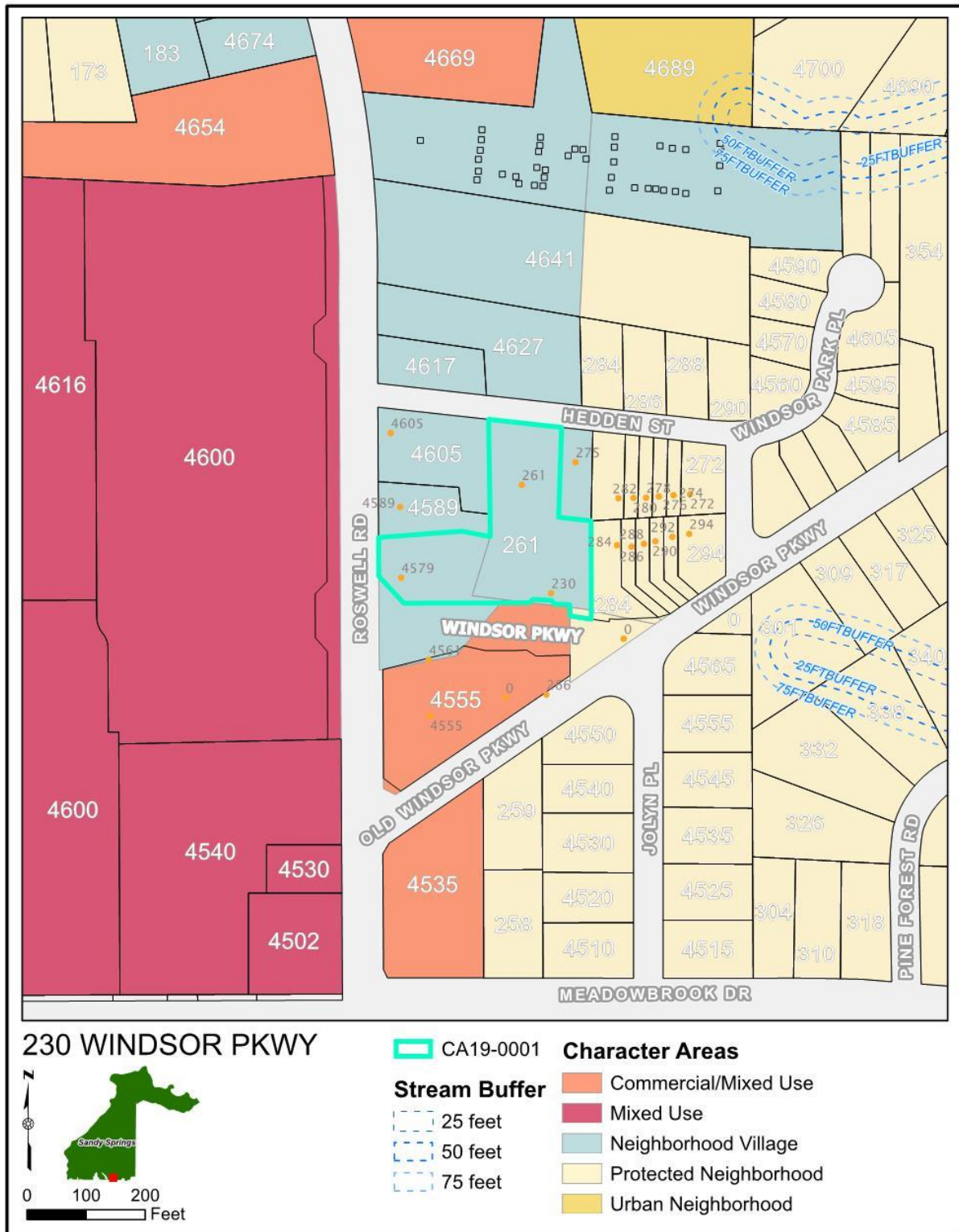
<b>PROPOSED DEVELOPMENT</b>
<p>The applicant seeks to subdivide the existing property, 230 Windsor Parkway, into two parcels and amend the character area of the parcel at the corner of Roswell Road and Windsor Parkway from the Neighborhood Village Character Area to Commercial/Mixed Use Character Area. The remaining parcel abuts the townhome development to the east and will remain in the Office Neighborhood (ON-) Zoning District, within the Neighborhood Village Character Area.</p> <p>The applicant would then apply to rezone the property at the corner of 230 Windsor Parkway to accommodate a retail use.</p>

<b>EXISTING CHARACTER AREAS, ZONING, AND LAND USES OF PROPERTY IN THE VICINITY</b>	
<b>Location relative to subject property</b>	<b>Character Area / Zoning / Land use</b>
North	Neighborhood Village/ ON-3 (Office Neighborhood)
South	Commercial/Mixed Use, CX-3 (Commercial Mixed Use)
East	Neighborhood Village/ ON-3 (Office Neighborhood) & Protected Neighborhood/ RD-12 (Residential Detached), RT-3 (Residential Townhome)
West	Mixed Use/ SX-4 (Shopfront Mixed Use)

**AERIAL IMAGE**

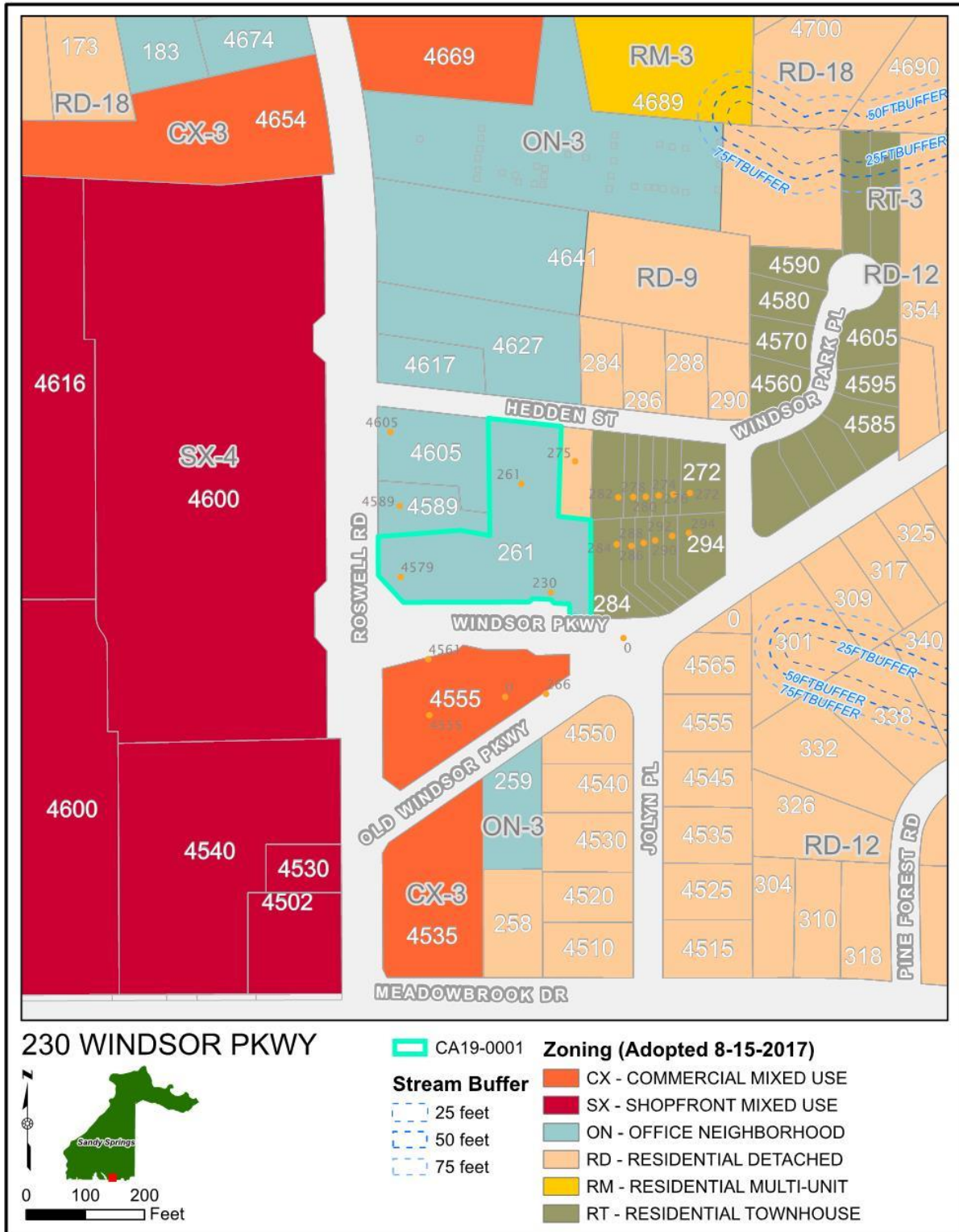


# CHARACTER AREA MAP





# ZONING MAP



Photos

Google streetview at corner (Oct. 2018):



Fulton County Pictometry (2019), view looking north:

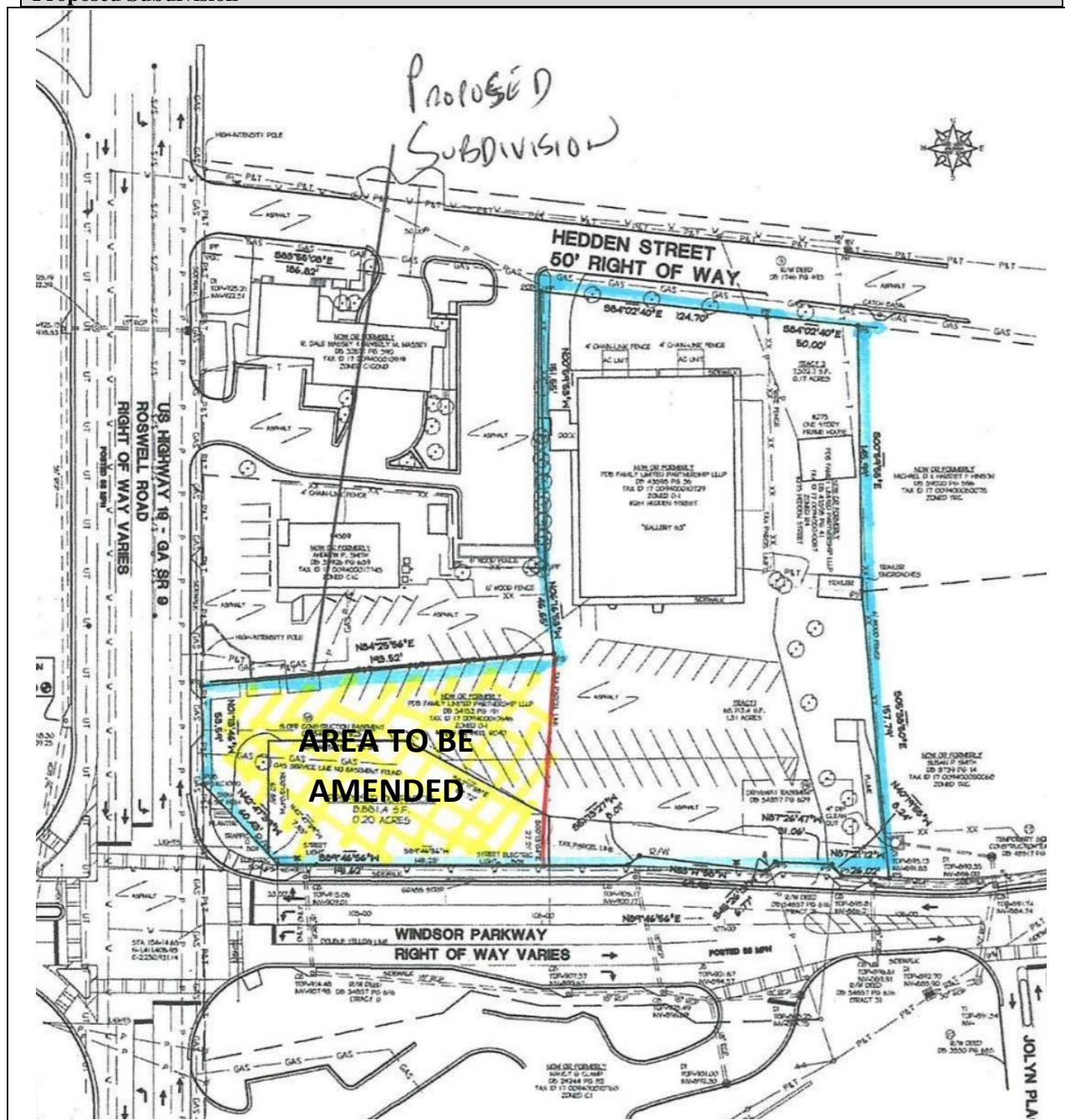




Fulton County Pictometry (2019), view looking east:



## Proposed Subdivision





## COMPREHENSIVE PLAN CHARACTER AREA MAP AMENDMENT CONSIDERATIONS

Per Sec. 11.3.6.B of the Development Code, the following list of approval criteria for a Character Area Map Amendment provides guidance for making decisions on approval:

***1. The Character Area Map Amendment corrects an error or meets the challenge of some changing condition, trend or fact.***

Finding: The request does not seek to correct an error. This property, formerly 4579 Roswell Road prior to the Windsor Parkway realignment, was rezoned (RZ12-0007) to O-I and restricted to the use Funeral Home, Art/Auction Gallery. During the Development Code and Zoning Map update in 2017, the property was given the Character Area designation of Neighborhood Village and zoned Office Neighborhood (ON-3). This zoning district is substantially similar to the previous designation of O-I, however the property is no longer restricted to a Funeral Home, Art/Auction Gallery.

South Roswell Road, as it is delineated in the Roswell Road Small Area Plan, has received an influx of redevelopment over the past few years. The proposed corner lot is directly across Roswell Road from the mixed-use development, Gateway (4600 Roswell Road) and just south of the new townhome and apartment developments at the corner of Franklin Road and Roswell Road.

Future redevelopment along Roswell Road will all accomplish the same goals for the Roswell Road Small Area Plan in terms of promoting human-scale development and better streetscapes regardless of the Commercial/Mixed Use or Neighborhood Village designation because zoning districts within these Areas have similar standards. The main difference between the Character Areas Neighborhood Village and Commercial/Mixed Use are the types of uses allowed.

Looking at the big picture, changing the Character Area to allow greater intensity uses does not meet the challenge of any changing conditions, trends, or facts. The existing Character Area does not present a problem or issue on the Roswell Road corridor.

Given the small size of the proposed lot, no matter the use, the difference in intensity would likely not be significant. The size of property limits any major redevelopment. While staff does not see any harm in the applicant's specific proposal for small scale retail on this undeveloped lot, their request does not meet the above mentioned criteria.

**2. *The Character Area Map Amendment substantially conforms with the remainder of the Comprehensive Plan.***

Finding: Staff believes the proposed Commercial/Mixed Use Character Area would result in development that is in accordance with the Comprehensive Plan.

The Next Ten states, “development outside the edges of protected neighborhoods will be carefully managed to prevent encroachment of non-residential or higher-intensity residential uses into this character area and to ensure compatible transitions between land uses and development intensities.” (Page 104) . The proposal would amend the Character Area of a vacant corner of Roswell Road and Windsor Parkway but would maintain a buffer of the Neighborhood Village Character Area adjacent to the townhome development to the east.

The Roswell Road Small Area Plan lists one of the strengths of South Roswell Road as “Adjacent to Buckhead”. This property is only one tenth of a mile from the city limits, making its proximity Buckhead attractive. It is also one of the few undeveloped, vacant lots on Roswell Road, which was also listed as a challenge on South Roswell Road.

**3. *The Character Area Map Amendment will reinforce the existing or planned character of the area.***

Finding: The corner of Roswell and Windsor is adjacent to Commercial/Mixed Use to the south and Mixed Use to the west (Gateway). To the north and east it would be directly adjacent to Neighborhood Village.

Given the small size of the proposed lot, the physical scale of any development will be compatible with the existing character of the Neighborhood Village Character Area. The potential for commercial uses will match the existing and planned character to the south and west, especially given the proximity to Gateway and Buckhead.

**4. *The Character Area Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.***

Finding: The subject property is located in the Nancy Creek Sensitive Area, any improvement on the site would have to meet higher standards for water quality as required by the City. Staff does not anticipate negative impacts to the natural environment, water, noise, wildlife and vegetation.

**5. *The Character Area Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.***

Finding: The proposal will maintain a buffer of Office Neighborhood between a higher intensity commercial zoning district and the townhomes to the east which is in accordance with the Comprehensive Plan. As previously stated, the proposed lot size would be ~.5 acre, limiting any proposed development to a lesser scale, creating a naturally smaller impact on the surrounding area.

## COMMENTS FROM OTHER PARTIES

### **Sandy Springs Economic Development:**

No Comment

### **Sandy Springs Public Works:**

Public Works supports the applicant reducing the number of curb cuts on the property along Roswell Road in order to improve safety and operations. The project should comply with the access and nonresidential driveway standards described in section 10.3.2 of the City's code Access Standards and section 3 Roadway Design and Pavement. Access on Roswell Road should also comply with GDOT's Regulations for Driveways and Encroachment Control.

### **Sandy Springs Architecture, Design, & Building:**

This change of Character Area and the proposed change of zoning that is precipitating it, seem appropriate. While NV/ON might be appropriate for Hedden Street, for this corner and, indeed, for all the parcels north of it in this block, CX seems a much more appropriate designation, both from the commercial and the urban design viewpoints; ON is not an intense enough use in that environment, with Gateway across the street and Chastain Park just up the street.

Some observations I had in looking at this, which may be pointless, are that it seems to have access issues, in that the Roswell Road access is too close to the intersection and should be combined with the vet's with a cross-access easement or some such. The Wieuca access seems to have a related problem, in that there is none that will be on this new parcel, so access needs to be from Paul Brown's remaining property (I assume we wouldn't want to give him a curb cut on Wieuca; too close to Puppy Haven's and right into the stacking on Wieuca).

I imagine there are utility-related issues with this thought but I'd say the City (assuming it is our ROW) should abandon as much of the chamfer at the intersection as possible so the new building can anchor the corner better, if it is big enough. It looks as if it will be very difficult for him to meet the CX build-to requirements with the chamfer there, unless he's willing to do a somewhat irregular building and we are, too. It's too bad CX doesn't have a two-story height minimum in it; we should get the building to be essentially the same height as the Gateway retail, if it is big enough to have any presence at all.

And it looks like the Puppy Haven sign on Roswell Road will have to get relocated.

## PUBLIC PARTICIPATION

### **Community Meeting I (June 5, 2019):**

Attended by approximately 25 community members. The applicant, Mr. Bowman, opened the meeting by explain the character area map amendment process. Mr. Bowman explained his intentions to subdivide the property, maintain the Neighborhood Village buffer, explained his specific business proposal, and his intentions to rezone to Commercial Mixed Use in order to accommodate a retail use.

Attendees had questions mainly regarding, parking and parking lot configuration, especially given existing cut-through traffic on the lot. There were suggestions to fence the new property line between the existing business, Puppy Haven, and the proposed lot to prevent traffic issues. There were also concerns regarding streetscape and ROW dedication. Additionally, attendees also questioned how many new uses would then be permitted under the zoning district CX-3 versus the existing zoning.

### **Community Meeting II (July 31, 2019):**

The meeting was attended by approximately 6-10 residents. Mr. Bowman opened the meeting once again with an explanation of his proposal. It did not change since the first meeting. At the request of attendees from the first Community Meeting, Mr. Bowman provided preliminary renderings of a building on his proposed site. Many concerns from the community were substantially similar to the previous meeting, such as traffic and the possibility of a gas station at the site, to which Mr. Bowman reiterated his intentions for only small scale retail.



Public Comment:

There were 10 public comments submitted. 9 were in opposition, 1 was in support.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

The proposed amendment fails to meet the first criteria of approval, however it sufficiently meets the other four criteria. For this reason, staff recommends approval of the request CA19-0001 to amend the Character Area of the proposed parcel at 230 Windsor Parkway from Neighborhood Village to Commercial/Mixed Use.



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Case No.: CA19-0001  
Planner's initials: MG

APPLICATION FORM

APPLICATION	Purpose of the application: AMEND CHARACTER AREA MAP
	Detailed request: APPLICANT PROPOSES TO SUBDIVIDE 230 WINDSOR PARK + amend the new parcel to COMMERCIAL/MIXED USE IN ORDER to rezone to CX. Existing lot is 1.68 acres, proposed subdivision is .39 acres

COMMUNITY MEETING 1 REPORT	Date and location of CM1: 6/5/2019 @ TUPALO HANGOUT CAFE	
	Beginning time: 6:00	End time: 7:00
	Summary of concerns discussed: biggest concern was allowing for commercial use in general. Many attendees do not trust owner Paul Brown. Concern was raised about setbacks, streetscape & aesthetics.	
	Does the application address the concerns discussed at the CM1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Explain: Many of the concerns about setbacks etc. are already in the Code. The proposed subdivision provides protection due to its small size.		

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 7/2/19	Planning Commission date: 9/24/19
CM2 date and time: 7/31/19	Mayor and City Council date: 10/15/19
OFFICIAL REQUEST (FOR PUBLICATION):	



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Case No.: CA19-0001  
Planner's initials: MM

PROJECT INFORMATION SHEET

<b>PROPERTY</b>	Address(es):	<u>230 Windsor Parkway / 1577 Roswell Rd 30342</u>	
	Parcel Tax ID(s):	<u>17 009400010729</u>	
	Total acreage:	<u>1.56 acres</u>	Council District: <u>5</u>
	Current zoning:	<u>ON-3</u>	Current use: <u>Day Care</u>
	Character Area:	<u>Neighborhood Village</u>	

<b>APPLICATION</b>	Purpose of the application:	<u>Change a subdivision of the parcel to CX</u>	
	Detailed request:	<u>Applicant proposes a zoning change to CX from ON and need character map amendment. Applicant proposes to subdivide parcel so that only needed lot will be rezoned. Proposed character area: Commercial/Mixed Use</u>	
	Petitioner:	<u>MAT Lowman</u>	
	Petitioner's address:	[REDACTED]	
	Phone:	[REDACTED]	

<b>OWNER</b>	Property owner:	<u>PAUL BROWN</u>	
	Owner's address:	<u>230 Windsor Pkwy</u> <u>SANDY SPRINGS GA 30342</u>	
	Phone:	[REDACTED]	
	Signature (authorizing initiation of the process):	[REDACTED]	
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	<u>5/13/19</u>	Anticipated application date:	<u>07/02/19</u>
CMI date, time, and location: <u>6/5/19</u>			
<b>ADDITIONAL INFORMATION NEEDED:</b>			
<b>SUBMITTAL ITEMS WAIVED BY DIRECTOR:</b>			



## **SUMMARY OF COMMUNITY MEETING #1 FOR CA19-0001**

Applicant Matt Bowman hosted the first community meeting at the Tupelo Honey Café on June 5, 2019 at 6:00 pm. It was well attended with over 25 attendees. Mr. Bowman spent the first ten minutes explaining his proposal using a printed site map, the protocols required by the City Code, and then gave a description of his proposed business. He then opened up the meeting to questions from the community of which there were many. Most concerns centered around the potential change to a commercial usage for the property with fears that if Mr. Bowman's business failed, another higher impact business might get involved. There were other considerations raised that require further research by Mr. Bowman such as GADOT requirements and Sandy Springs streetscape requirements. Many people expressed their dislike for owner Paul Brown as well. Many people appreciated the idea of Mr. Bowman's business but still were reluctant to allow for a commercial use on the property. For the most part the meeting was not contentious and attendees expressed a desire to stay updated on the process.

Upon further review, Mr. Bowman has determined that the proposed subdivided parcel meets all the requirements of the Sandy Springs Development Code and other state requirements from agencies such as the Georgia Department of Transportation.

Name	Address	Email
John Sample		
Karen Thompson		
Patty Conti		
Mary Alice Shinn		
GARY Jackson		
Christine Alberici		
Bill Mauro		
DIANA Floyd		
Craig Llewellyn		
Jane Kelley		
Sallie Duncan		
BOB FALCETTI		
Joe Weins		
Kenny Traber		
Chris Laird 82		
Stephanie Boone		
Janet Wells		
Vladimir Shklovsk		
Tim Doyle		
Robin Conklin		
RONDA SMITH		
Norris Br		
Kevin Kuchar		
TRAVIS THORNE		
Susan Heard		



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## AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name:	Sworn and subscribed before me this _____ <sup>th</sup> day of _____ 20____ Notary public:  Seal:   Commission expires:
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Owner's signature:	

B- If the applicant is *not* the owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.

Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner ( <i>attach a copy of the contract</i> ); or <input type="checkbox"/> He/she has an option to purchase the subject property ( <i>attach a copy of the contract</i> ); or <input checked="" type="checkbox"/> He/she has an estate of years which permits the applicant to apply ( <i>attach a copy of the lease</i> )	
Applicant's name: <u>MATT BOWMAN</u>	Sworn and subscribed before me this 2 <sup>th</sup> day of July 20 19 Notary public:  Seal:  Commission expires:
Company name: <u>TRADITION COMPANY</u>	
Address: [REDACTED]	
City, State, Zip Code: [REDACTED]	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Applicant's signature:	





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## DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:


### Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <u>MATT KOWALAK</u>	Date: <u>6/30/2015</u>
Signature: <u>[Signature]</u>	

Note: Each party involved in the application must sign an individual copy of this form.

## CHARACTER MAP AMEDMENT APPLICANT'S LETTER OF INTENT

The applicant, Matt Bowman, requests a character map amendment in order to rezone the subject property for the purpose of developing a retail business. The property is located at the corner of Windsor Parkway and Roswell Road currently numbered 230 Windsor Parkway, Sandy Springs GA 30342 and contains approximately 1.68 acres. The property is currently zoned ON (Office Neighborhood) and in order for it to be rezoned, the character map must be amended. Mr. Bowman proposes to subdivide the property, creating a new parcel on the hard corner of Windsor Parkway and Roswell Road that is approximately .38 acres. This new parcel will be the only portion of the property amended and then rezoned. The remaining parcel (1.2 acres) housing the Puppy Haven business will remain ON. The developable portion of the subdivided parcel is 8881 square feet. The proposed subdivide is contingent on the Character map amendment passing. The proposal protects the neighborhood as it will keep a buffer of ON zoned properties surrounding any residential properties.

Access to the property will remain as is with curb cuts on Windsor Parkway and Roswell Road. The applicant intends to plant native plants and shrubs along the south facing slope of the property as well as the west facing frontage of Roswell Road. The building will conform to all building codes as defined in the City Code and will adhere to the aesthetic and architectural principals of neighboring properties. The applicant appreciates the qualities envisioned within the "Neighborhood Village" concept and believes this business concept truly personifies them. The use of this portion of the property is common to all citizens and visitors to the city, is of low developmental impact, and of economically beneficial uses to the City, residents, and owner.

## CHARACTER AREA MAP AMENDMENT APPLICANT'S CHARACTER AREA ANALYSIS

The proposed Character Area Map amendment for the property 230 Windsor Parkway addresses the changed condition of the area around the subject property. Prior to the adoption of the Sandy Springs Development Code in 2017, the property was zoned O&I (Office and Institutional) as it had been a church for several preceding decades. More recently several acres across the street were rezoned from multi-family residential to CX (commercial mixed use) to make the development of the Gateway shopping center. In addition, this re-zoning also predicated the moving of Windsor Parkway creating a true 4-way intersection. This re-development was the latest in a significant area makeover where now three other hard corners of the intersection are CX zonings with large footprint retail enterprises. Clearly the nature of the intersection has changed. In addition, the current non-subdivided parcel houses the Puppy Haven business and the adjoining property hosts a veterinarian. While both of these uses are allowed under the current ON zoning designation, both of these businesses are retail/commercial in nature. A character area map amendment to Commercial/Mixed Use that allows for a subsequent rezoning recognizes the changed condition of the property and its' surrounding neighbors.

The proposed Character Area Map amendment conforms with the Comprehensive Plan and reinforces its intent. The Comprehensive Plan recognizes that many of the development patterns that succeeded in the 20<sup>th</sup> century, no longer fit the community needs and expectations of the modern world. While still generating cash flow for owners, many retail centers and strip malls remain problematic with frequent tenant turnover and car-centric shopping experiences. Specifically for Character Area Type 5: Neighborhood Village, amending the map for the proposed subdivided parcel (.38 acres) meets the challenges of carefully considered re-development while protecting existing neighborhoods. The small footprint of the proposed parcel will create a unique, neighborhood serving, commercial environment that can contribute to the "walkable village" concept described in the Neighborhood Village Character area type that fosters pedestrian activity. The proposed subdivide will have parking available at the proscribed ratios per the Development Code as well as sharing spaces with the existing Puppy Haven business again fostering pedestrian activity.

The developable parcel under consideration is currently bare so development would have little to no impact on the natural environment. Similarly the small total area of the proposed subdivide would create little impact for stormwater run off and of course whatever building is proposed would meet all stormwater run-off standards as well as any other environmental requirements needed to be met for a building permit.

As the parcel is currently undeveloped, there would be no major impacts to surrounding properties and in fact it could be argued that a development would increase values. The uninhabited property now is currently used a short cut for cars turning north on Roswell Road from Windsor Parkway creating a safety issue as well as being a relative eye sore. A development that meets the requirements of the City Code at the City's southern entrance could be an enhancement at the minimum. Again the proposed subdivide makes any development low impact in nature.





## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 94 of the 17<sup>th</sup> District, City of Sandy Springs, Fulton County Georgia and being more particularly described as follows:

Beginning at a point located at the northwesterly end of a mitered Right of Way corner lying at the intersection of the northerly Right of Way line of Windsor Parkway (Right of Way Varies) and the easterly Right of Way line of Roswell Road (Right of Way varies); thence along the easterly Right of Way line of Roswell Road, North 01 degrees 13 minutes 46 seconds West, 53.59 feet to an iron pin set; thence leaving the easterly Right of Way line of Roswell Road North 84 degrees 25 minutes 56 seconds East, 193.52 feet to an iron pin set; thence North 06 degrees 16 minutes 53 seconds West, 151.55 feet to an iron pin found on the southerly Right of Way line of Hedden Street (50' Right of Way); thence along the southerly Right of Way line of Hedden Street South 84 degrees 02 Minutes 40 Seconds East, 174.70 feet to an iron pin set; thence leaving the southerly Right of Way line of Hedden Street; South 00 Degrees 59 minutes 55 Seconds East, 145.99 feet to an iron pin set; thence South 05 degrees 38 Minutes 50 Seconds East, 157.79 to an iron pin set on the northerly Right of Way of Windsor Parkway; thence along the northerly Right of Way of Windsor Parkway North 87 Degrees 21 Minutes 12 Seconds West 25.02 feet to an iron pin set; thence continue along the northerly Right of Way of Windsor Parkway North 40 Degrees 19 Minutes 55 Seconds West, 8.24 feet to an iron pin set; thence continue along the northerly Right of Way of Windsor Parkway North 87 Degrees 26 Minutes 47 seconds West, 31.06 feet to an iron pin set; thence continue along the northerly Right of Way of Windsor Parkway Road South 45 Degrees 26 Minutes 13 Seconds West, 6.77 feet to an iron pin set; thence continue along the northerly Right of Way of Windsor Parkway 83 Degrees 17 Minutes 58 Seconds West, 69.93 feet to an iron pin set; thence along the northerly Right of Way of Windsor Parkway South 51 Degrees 13 Minutes 27 Seconds West, 8.01 feet to an iron pin set; thence along the northerly Right of Way of Windsor Parkway Road South 89 Degrees 46 Minutes 56 Seconds West, 191.62 feet to an iron pin set; thence along said miter North 42 Degrees 47 Minutes 39 Seconds West, 60.43 feet to the Point of Beginning containing 1.68 acres.

Paul	Brown	Sandy Springs	I have owned and paid taxes on this property since 2006. I am asking for a character map amendment so that I may attempt to generate income on the property, as is my right under Georgia Law. Please consider allowing me to do so with Matt Bowman, applicant, so that he may operate a produce stand.
Robyn	Winnick	Atlanta	<p>We are writing to express our opposition to proposed zoning changes to the property located at 230 Windsor Parkway. We are committed to maintaining the residential nature of the area to the best of our ability and are concerned about the changes to traffic and lifestyle that this change may lead to. Even a well-intentioned plan now can turn into an unwanted project down the road if this planned business were to close.</p> <p>Thank you for your consideration,</p> <p>Robyn &amp; Keith Winnick</p>
Hilary	Haddad	Atlanta	To Whom It May Concern, My family and I live on Windsor Park Place, a neighborhood nestled behind Windsor Pkwy and Hedden St. We were so excited to move from midtown into this neighborhood because we wanted a family friendly neighborhood, good public schools, and also important to us was walkable restaurants (Gateway). Currently we can walk there without significant concern for a children's safety with respect to the traffic. Should a frequently used establishment and parking lot be placed on the corner of Roswell Rd and Windsor Pkwy, then I would not feel safe walking with my children to utilize Gateway. Cars entering and exiting in that type of situation are often focused on the cars on the busier roads and not possible children running down the sidewalk. Also, many business types in that location would not look cosmetically appealing. Gateway started making this area look nicer. The possibility of a gas



			<p>station (even if not immediately, but it could happen in the future) would look awful and is unnecessary. PLEASE save our walking neighborhood. Regards, Hilary Haddad</p>
Jill	Mauro	Atlanta	<p>The zoning for the city has already been established and this property was maintained as O/N. There is no reason to change the zoning at this time. With only part of the property being changed, it will easily open it up for the entire property to be rezoned. There were already sewer issues in this area when Puppy Haven began. Adding a commercial property is not suited for this plot and feeding into residential infrastructure. There are numerous other properties within the city that are vacant and zoned commercial where this business can go without disrupting a neighborhood. Sandy Springs should not open the door to share a parking lot and rights of way with an O/N lot as the lines will blur very quickly. Once commercial, there is nothing stopping the owners from making the entire property commercial. Please maintain the zoning already approved in the overall city plan.</p>




Kristen	McNair Traber	Atlanta	<p>I oppose the petition to amend the Character Area designation at 230 Windsor Parkway</p> <p>Sandy Springs, GA 30328 from Neighborhood Village to Commercial/Mixed Use. My property immediately neighbors this area. We already experience noise, traffic, and trash issues from Puppy Haven next door. Allowing this Character Area change would introduce 37+ additional allowed uses and would be a slippery slope for what would be allowed on the property now and in the future. Adult establishments, restaurants, boutique hotels, and fuel pumps are a few of the many concerning allowed uses that would be added if this change passes. My neighbors and I have fought hard to maintain the integrity of our neighborhood and we will continue to do so by opposing this change.</p>
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Jane	Kelley	Sandy Springs	<p>Dear Planning Commission,</p> <p>I live in the immediate neighborhood of this property and am President of the Windsor Park Community Association. The neighborhood has been quite vocal in opposition to this proposed change to the Character Area at the two Community Meetings. This proposed commercial business belongs in another location! We fought hard to protect the current Character Area and Zoning for our area on the southern border of Sandy Springs during the NextTen process. Please protect us!</p> <p>If the Character Area is allowed to be changed, we are opened up to over 30 additional uses to the property, most of which are undesired. The current zoning allows dozens of acceptable businesses. Please do not subject us to the potential of 30+ more that we fought hard against.</p> <p>We have already been impacted by the rerouting of Windsor Parkway to allow the Gateway development (which has seen restaurants close and apartments draw blatant crime), and we contend with barking dogs from Puppy Haven. This is already a terribly congested intersection. Allowing a commercial business versus a lower intensity office-type business will only add to the traffic woes. And we would likely lose the one greenspace visible at the "gateway" to Sandy Springs as well.</p>
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			<p>Please protect our neighborhood!</p> <p>And thank you for serving.</p> <p>Sincerely,</p> <p>Mrs. Jane Kelley</p>
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Julia	Hodges	Atlanta	<p>Please make a wise decision for now and the future of the Gateway Area of Sandy Springs. As I have already commented earlier, we who live right next to this property have already fought for the coding of this area. Sandy Springs came into being with the slogan of caring about the people who live here. Poor decisions have already been made. Please do not add to them. Try to visualize the Gateway as more open spaces than commercializing the area. Is commercial what you want people to first see when they enter Sandy Springs?</p> <p>With the relocation of Windsor Parkway drainage problems were created or overlooked for your people. Sandy Springs has not maintained or policed the inlet drains on Hedden which caused all the townhouses that back up to Hedden to flood by a recent heavy rain. Your people have not been cared for as you promised.</p> <p>I will not repeat everything Jane Kelley said in her comments but agree with everything she said.</p> <p>I repeat, please be wise people.</p> <p>Julia Hodges</p>
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James Duffy	Hickey	Sandy Springs	<p>I am a 32 year resident of Sandy Springs.</p> <p>I oppose the change in character map for this case petition, CA19-0001.</p> <p>First, the reason for the development of the character map was to prevent petitions like this from creeping into zones that specifically restrict such use.</p> <p>Second, the petition includes revisions to the property that could severely impact the residents in the immediate area, with regard to storm drainage, flooding, traffic and lighting.</p> <p>Third, while the specific petition for the specific use of the property appears to be somewhat innocent, changing the character map means that ore than 30 other uses could be implemented under the new zoning, most of which would be unacceptable to the residents in the area.</p> <p>I appreciate your consideration in the matter and call on you to reject this petition.</p> <p>You are welcome to call me as you need to further discuss the matter.</p> <p>Sincerely,</p> <p>James Duffy Hickey</p> 
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Norris	Broyles	Sandy Springs	<p>September 2, 2019</p> <p>To: The Sandy Springs Planning Commission</p> <p>§ Lane Frostbaum, Chair</p> <p>§ Andy Porter, Vice Chair</p> <p>§ Reed Haggard</p> <p>§ Craig Johns</p> <p>§ Elizabeth Kelly</p> <p>§ Dave Nickles</p> <p>§ Andrea Settles</p> <p>Re: CA19-0001 Petition of Matt Bowman; 230 Windsor Parkway at Roswell Rd.</p> <p>Dear Commissioners,</p> <p>The High Point Civic Association recommends that the application CA19-0001 be denied approval.</p> <p>We believe there is not sufficient justification to alter the land use character map and the proposed resultant zoning change that would allow the establishment of many diverse commercial uses adjacent to our Protected Neighborhood.</p> <p>It is our opinion that it would be inappropriate to make these significant changes to the Character Map merely to accommodate the wishes of a single individual. The impact</p>
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			<p>of this change, if allowed, would be seen to be extremely detrimental to our neighborhood's character and offensive to our residents.</p> <p>Thank you for your thoughtful consideration of our concerns. Feel free to contact us if further explanation of our objections is desired.</p> <p>Best regards,</p> <p>Norris Broyles</p> <p>Zoning Chair for The High Point Civic Association</p>
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Christopher	Laird	Sandy Springs	<p>I am a 25 year resident of Sandy Springs.</p> <p>I oppose the change in character map for this case petition, CA19-0001.</p> <p>First, the reason for the development of the character map was to prevent petitions like this from creeping into zones that specifically restrict such use.</p> <p>Second, the petition includes revisions to the property that could severely impact the residents in the immediate area, with regard to storm drainage, flooding, traffic and lighting.</p> <p>Third, while the specific petition for the specific use of the property appears to be somewhat innocent, changing the character map means that more than 30 other uses could be implemented under the new zoning, most of which would be unacceptable to the residents in the area.</p> <p>I appreciate your consideration in the matter and call on you to reject this petition.</p> <p>You are welcome to call me as you need to further discuss the matter.</p> <p>Sincerely,</p> <p>Christopher Laird</p> <p>██████████</p>
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